



**City of Santa Clara
Building Inspection Division**

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RESIDENTIAL FENCES

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City Ordinances do not allow fences or solid hedges over 3' in height in a front yard, or the side yard of a corner lot. In addition, the first 3 to 5 feet behind the sidewalk (on the side toward the building) is generally part of the public right-of-way, not private property. The following excerpts explain where the fences can be built.

Sections 32-1 of the Zoning Ordinance permits:

- a) Fences, hedges and screen plantings, not exceeding three (3) feet in height in front yards, or front and side yards of corner properties, in that area between the public right-of-way (property line) and building setback line.
- b) Six (6) feet fences on the street side of a corner lot thirty-five (35) feet from the street corner where two (2) corner lots have a common rear property line, providing no portion of the fence extends beyond the street side of property lines* into the public right-of-way.

Resolution 3899 prohibits:

Walls and fences, regardless of height, that extend beyond the property line* into the public right-of-way without prior Council approval.

Section 32-3 of the Zoning Ordinance permits:

- a) Fences over six (6) feet in height in zoning districts other than residential and PD, once the required building permit has been obtained.
- b) Fences not to exceed six (6) feet in height on common lot lines in zoning districts adjacent to residential or PD districts, providing these fences do not exceed three (3) feet in height beyond the front or side setback of such adjacent residential or PD district lot.

Resolution 3899 prohibits:

Walls and fences, regardless of height, that extend beyond the property line* and into the public right-of-way without prior Council approval.

*NOTE: Front, or front and side property lines on a corner lot, is not always located at the back edge of the sidewalk. Consult the City Engineering Department for correct location.

Attachment